BOOK 10727 PG 379

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
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Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (fh) Title No: 39386
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Robert G. Frazier<br>325 Whitworth Way<br>Nashville, Tennessee 37205 | Harris Trust & Savings Bank<br>200 W. Monroe Street/19th Floor<br>Chicago, Illinois 60606 |

**TAX MAP-PARCEL NUMBERS: 104-14-H-011**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 437,408.28,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Rochford Realty & Construction Company, Inc.**,hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Robert G. Frazier, unmarried,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 11 on the Plan of Final Plat of Whitworth, Phase 3, Section I of record in Plat Book 7900, Pages 866, 867, and 868, amended in Book 9582, Page 834, Book 10270, Page 34, Register's Office for said County.

SAID Lot No. 11 fronts 65.00 feet on the northwesterly margin of Whitworth Way and extends back 117.28 feet on the southeasterly line and 120.19 feet on the southwesterly line to a dead line in the rear, measuring 57.07 feet thereon.

BEING the same property conveyed to Rochford Realty and Construction Company, Inc., by deed from Lake Whitworth, L.L.C. of record in Book 10446, Page 37, Register's office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

The property herein conveyed is subject to the restrictive covenants, liens and other matters set forth in Book 9567, Page 185, Book 9567, Page 216, Book 9567, Page 259, Book 9567, Page 294, Book 9567, Page 301, Book 9738, Page 770, said Register's Office, and to the matters set forth in the referenced Plan of record.

This conveyance is subject to Deeds of conveyance to the Metropolitan Government of Nashville and Davidson County, Department of Water and Sewer Services, of record in Book 10360, Pages 307 and 372, said Register's Office.; Easement Agreement of record in Book 9778, Page 16, said Register's Office.; Deed of Temporary Easement of record in Book 9736, Page 221, said Register's Office.; Deed of Easement for joint access of record in Book 9567, Page 691, said Register's Office.

**This is improved property, known as:** 325 Whitworth Way, Nashville, Tennessee 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 17th day of December, 1997.

James G. Morrissey

**Rochford Realty & Construction Company, Inc.**
**by James G. Morrissey**

**State of Tennessee**
**County of Davidson**

On this 17th day of December, 1997, before me the undersigned authority, personally appeared **James G. Morrissey**, as the representative of **Rochford Realty & Construction Comapny, Inc.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and and as such representative did execute the foregoing instrument in his authorized capacity as representative of Rochford Realty & Construction Company, Inc., and acknowledged the execution as a free act and deed.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 437,408.28

Robert A. Traye
Affiant

Sworn and subscribed before me on the 17th day of December, 1997.

My Commission Expires: CHRISTY WILKINS IVEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/18/99

Notary Public

3024 12/18 0103 CKCHECK 1627.41

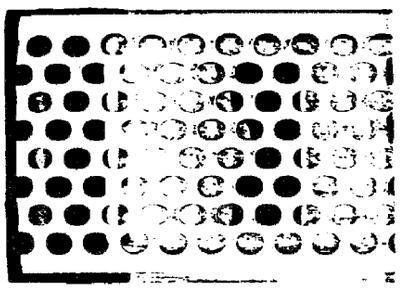
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DAVIDSON COUNTY TN.

IDENTIF. & REFERENCE

0381842

Wldoc: Deed Wty—12/92



**OFFICIAL RECEIPT**
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10727 PG 381

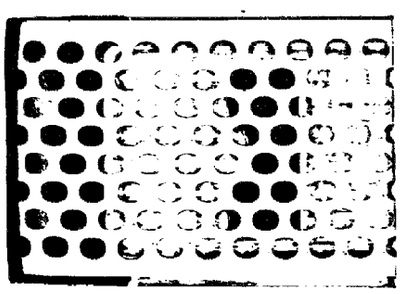
| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|

CAMT
437408.28
CON TX 1618.41
PRFEE 1.00
WDEED 8.00
TOTAL 1627.41
CHECK 1627.41

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/18/97 01 12:13 0001 3024



0381842
IDENTIF. # REFERENCE

97 DEC 18 PM 1:08

FELIX Z. WILSON, II, REGISTER
DAVIDSON CO. TENN.

No. 1233766